PRELIMINARY
STAFF REPORT
2004 AREA PLANS REVIEW

SUPERVISOR DISTRICT(S):   PROVIDENCE   **APR ITEM(S) :**   04-II-1F

NOMINATOR(S): Philip G. Yates

ACREAGE: 33.92 Acres

TAX MAP I.D. NUMBERS: 47-3((1))17-20,20A,21A,22,22A,23,24,34A

GENERAL LOCATION: N of Oakton Rd, W of Jermantown Rd, S and E of Tattersall Park

PLANNING AREA(S):   II
    District(s):   FAIRFAX
    Sector: FOX LAKE (F4)
    Special Area(s):   N/A

ADOPTED PLAN MAP: .2-.5 DU/AC

ADOPTED PLAN TEXT: Residential .2-.5 du/ac. Property is located in Difficult Run watershed and is outside of the Approved Sewer Service Area. BOS policy is to NOT extend sewer service into this watershed.

For complete Plan text see   http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planareas.htm
                http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area2/fairfax.pdf
                Page 50, Recommendation 1

PROPOSED PLAN AMENDMENT: Given recent construction of private school, the limited expansion of the Approved Sewer Service Area (ASSA) would be permitted to serve the school and existing accessory athletic fields.

CRITICAL ISSUES:

Environmental:
- This area is part of the Difficult Run Watershed which is a "Resource Protection Area" (RPA). The County has established guidelines to facilitate the protection of RPA's.

Approved Sewer Service Area:
- Board policy is not to extend sewer service outside of the ASSA's, except to parcels with failed drainfields.
- Although most of the property is outside the ASSA, the school building is presently served by public sewer.
- The ball field complex is accessory to the school use.

SUMMARY OF STAFF RECOMMENDATION:

_____ Approve Nomination as submitted

___X__ Approve Staff Alternative

_____ Retain Adopted Plan

Staff supports the nomination in concept because the school is currently supported by public sewer and the ball field complex is accessory to that school use. Additional research will be undertaken to determine the best way to craft language that would facilitate the provision of sewer to the athletic fields.